



**REDEVELOPMENT AGENCY AGENDA**  
**MEETING OF: MARCH 6, 2002**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE REDEVELOPMENT AGENCY MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT [www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 10:00 AM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:02 P.M.

**PRESENT:** CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

**ALSO PRESENT:** VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North  
Senior Citizens Center, 450 E. Bonanza Road  
Clark County Government Center, 500 S. Grand Central Pkwy.  
Court Clerk's Bulletin Board, City Hall  
City Hall Plaza, Posting Board

(12:02)  
**2-3542**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MARCH 6, 2002**

---

**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF FEBRUARY 20, 2002

**MOTION:**

**REESE – APPROVED by Reference – UNANIMOUS**

**MINUTES:**

There was no discussion.

(12:02)

**2-3530**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MARCH 6, 2002**

---

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING THE FIFTH AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND WORLD ENTERTAINMENT CENTERS LLC; NEONOPOLIS PROJECT, SOUTHEAST CORNER OGDEN AND 4<sup>TH</sup>, PARCEL 139-34-513-003, \$1,010,841 - RDA SPECIAL REVENUE FUND - WARD 3 (REESE)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$1,010,841

☒

**Budget Funds Available**

**Dept./Division:** Office of Business Development

☐

**Augmentation Required**

**Funding Source:** RDA Special Revenue Fund

**PURPOSE/BACKGROUND:**

The Disposition and Development Agreement for the Neonopolis Project requires that the participants, World Entertainment Centers LLC and the CLV RDA, negotiate in good faith an adjustment of expenditures to reimburse each respective participant for expenditures made on behalf of the other, and to distribute costs for shared systems in proportion to the benefit obtained by each participant.

**RECOMMENDATION:**

Approval - This item was anticipated and funded in the project budget, and the proposed negotiated amount is substantially less than preliminary estimates due to proactive and cooperative participation between the project participants.

**BACKUP DOCUMENTATION:**

1. Disposition and Development Agreement Fifth Amendment, with Attachments
2. Locator Map

**MOTION:**

**REESE – APPROVED as recommended – UNANIMOUS**

**MINUTES:**

LESA CODER, Director, Office of Business Development, stated that the matter takes care of settlements and cost sharing between the City of Las Vegas, some of the contractors, and World Entertainment. She noted that JERRY WALKER was available to answer any questions. Staff recommends approval.

There was no further discussion.

(12:02 – 12:03)

**2-3540**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MARCH 6, 2002**

---

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION TO SUBORDINATE THE REDEVELOPMENT AGENCY CONTRIBUTION OF \$390,000 TO THE SMALL BUSINESS ADMINISTRATION LONG TERM FINANCING OF THE SECOND DEED OF TRUST FOR RR PROPERTIES, LLC (MAINOR AND HARRIS LAW CENTER) LOCATED AT THE CORNER OF FOURTH STREET AND GASS AVENUE - WARD 5 (WEEKLY)

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

The Redevelopment Agency has contributed \$390,000 towards the acquisition of land and site improvements for the 27,000 Mainor and Harris Law Center located at the SW corner of Fourth and Gass. The Agency has a third Deed of Trust on this property behind two Deeds of Trust originally filed by First Security Bank. The SBA will pay off the bank's second deed of trust in the amount of \$728,000. SBA must remain in the second deed position. This requires that the RDA subordinate the new loan.

**RECOMMENDATION:**

Recommend Approval

**BACKUP DOCUMENTATION:**

Subordination Agreement

**MOTION:**

**WEEKLY – APPROVED as recommended – UNANIMOUS**

**MINUTES:**

LESA CODER, Director, Office of Business Development, requested approval.

There was no further discussion.

(12:03 – 12:04)

**2-3591**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MARCH 6, 2002**

---

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING A FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND PIONEER ENDEAVORS, LLC FOR THE DEVELOPMENT OF THE PARCEL LOCATED AT THE SOUTHEAST CORNER OF 4<sup>th</sup> STREET AND CLARK STREET (APN 139-34-311-126,127 & 128) - WARD 3 (REESE)

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b> OBD/Redevelopment
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

Staff has negotiated a First Amendment to the Disposition and Development Agreement (DDA) with Pioneer Endeavors, LLC for the development of the Agency owned parcel located at the southeast corner of 4<sup>th</sup> and Clark. The First Amendment is necessary to clarify square footage and number of parking spaces, and extend dates within the Schedule of Performance.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. First Amendment
3. First Amended Schedule of Performance
4. Disclosure of Principals

Submitted at the meeting: document delineating the amendments by Ms. Coder

**MOTION:**

**REESE – APPROVED as AMENDED – UNANIMOUS**

**MINUTES:**

LESA CODER, Director, Office of Business Development, submitted a list of amendments to the City Clerk, which MAYOR GOODMAN confirmed. She indicated that staff would like to extend the Schedule of Performance dates for an additional 60 days. With the amendments and

REDEVELOPMENT AGENCY MEETING OF MARCH 6, 2002

Business Development

Item 4 – DISCUSSION AND POSSIBLE ACTION REGARDING A FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND PIONEER ENDEAVORS, LLC FOR THE DEVELOPMENT OF THE PARCEL LOCATED AT THE SOUTHEAST CORNER OF 4<sup>th</sup> STREET AND CLARK STREET (APN 139-34-311-126,127 & 128)

**MINUTES – Continued:**

the changes in language, the City is, in lieu of providing definitive assurance to build a Bank of America parking garage, making statements regarding a fallback position to ensure that those parking spaces could be picked up through the Fremont Street Experience garage.

There was no further discussion.

(12:04 – 12:06)

**2-3629**



**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MARCH 6, 2002**

**CITIZEN PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

None.

**THE MEETING ADJOURNED AT 12:06 P.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER  
March 13, 2002

\_\_\_\_\_  
**BARBARA JO RONEMUS, SECRETARY**